APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Feb 13 , 19 87

Receipt and Permit number ~~[illegible]~~ D09075

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine.*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 108 Eastern Prom - 2 apts basement & 3rd floor

OWNER'S NAME: Bill Bornheimer ADDRESS: lives there

		FEES
OUTLETS:		
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL 31-60		5 00
FIXTURES: (number of)		
Incandescent x Flourescent ____ (not strip) TOTAL 9		3.00
Strip Flourescent ____ ft.		
SERVICES: 2 - 100 amp services		
Overhead x Underground ____ Temporary ____ TOTAL amperes ____		00
METERS. (number of) 2		0
MOTORS: (number of)		
Fractional ____		
1 HP or over ____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) 2 (gas)		6.00
Electric (number of rooms) ____		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) ____		
Oil or Gas (by separate units) ____		
Electric Under 20 kws ____ Over 20 kws ____		
APPLIANCES: (number of)		
Ranges 2 — Water Heaters ____		
Cook Tops ____ — Disposals 2		
Wall Ovens ____ — Dishwashers 2		
Dryers 2 — Compactors ____		
Fans 2 — Others (denote) ____		
TOTAL 10		15.00
MISCELLANEOUS: (number of)		
Branch Panels ____		
Transformers ____		
Air Conditioners Central Unit ____		
Separate Units (windows) ____		
Signs 20 sq. ft and under ____		
Over 20 sq. ft. ____		
Swimming Pools Above Ground ____		
In Ground ____		
Fire/burglar Alarms Residential ____		
Commercial ____		
Heavy Duty Circuits, 220 Volt (such as welders) 30 amps and under ____		
over 30 amps ____		
Circus, Fairs, etc. ____		
Alterations to wires ____		
Repairs after fire ____		
Emergency Lights, battery ____		
Emergency Generators ____		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (304-16b) ...		
TOTAL AMOUNT DUE:		xxxx
		36.00

INSPECTION:

Will be ready on ____, 19__; or Will Call xx

CONTRACTOR'S NAME: Pierre Turcotte

ADDRESS: RFD # 2 BOX 609 Lisbon Falls

TEL.: ____

MASTER LICENSE NO.: 03565 SIGNATURE OF CONTRACTOR: [signature]

LIMITED LICENSE NO.: ____

INSPECTOR'S COPY — WHITE

ELECTRICAL INSTALLATIONS

Permit Number 0925
Location 106 Cedar Ridge Dr.
Owner Bill Rodriguez
Date of Permit 2/19/87
Final Inspection
By Inspector D. Pierce
Permit Application Register Page No. 139

INSPECTIONS: Service 2-100 amp by Quass
Service called in 3/13/87
Closing 3/21/87 by Quass
PROGRESS INSPECTIONS: 3/3/87 /
8/21/87 /
9/21/87 /
/
/
/
/

CODE COMPLIANCE COMPLETED
DATE

DATE:	MARKS:
9/21/87	Meters may be pulled from 8 to 7th of M.

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date October 26, 19 87
Receipt and Permit number _____

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 106 Eastern Promenad

OWNER'S NAME: Bjornhelmer ADDRESS: same

	FEES
CUTLETS:	
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL ____	____
FIXTURES: (number of)	
Incandescent ____ Flourescent ____ (not strip) TOTAL ____	____
Strip Flourescent ____ ft	____
SERVICES:	
Overhead X Underground ____ Temporary ____ TOTAL amperes 60 ..	3.00
METERS: (number of) 1	.50
MOTORS: (number of)	
Fractional ____	____
1 HP or over ____	____
RESIDENTIAL HEATING:	
Oil or Gas (number of units) 2	6.00
Electric (number of rooms) ____	____
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) ____	____
Oil or Gas (by separate units) ____	____
Electric Under 20 kws ____ Over 20 kws ____	____
APPLIANCES: (number of)	
Ranges ____ Water Heaters ____	
Cook Tops ____ Disposals ____	
Wall Ovens ____ Dishwashers ____	
Dryers ____ Compactors ____	
Fans ____ Others (denote) ____	
TOTAL ____	____
MISCELLANEOUS: (number of)	
Branch Panels 1	1.00
Transformers ____	____
Air Conditioners Central Unit ____	____
Separate Units (windows) ____	____
Signs 20 sq. ft. and under ____	____
Over 20 sq. ft. ____	____
Swimming Pools Above Ground ____	____
In Ground ____	____
Fire/Burglar Alarms Residential ____	____
Commercial ____	____
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ____	____
over 30 amps ____	____
Circus, Fairs, etc. ____	____
Alterations to wires ____	____
Repairs after fire ____	____
Emergency Lights, battery ____	____
Emergency Generators ____	____
INSTALLATION FEE DUE:	____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	____
TOTAL AMOUNT DUE:	10.50

INSPECTION:

Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Lightning Elec

ADDRESS: P.O. Box 875 Gray

TEL.: 774-3115

MASTER LICENSE NO.: 3507

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Mac Lewis

INSPECTOR'S COPY — WHITE

ELECTRICAL INSTALLATIONS —

Permit Number 22417

Location 16f Eastern Promenade

Owner Bjornstern

Date of Permit 10/6/57

Final Inspection

By Inspector D. Reeve

Permit Application Register Page No. 14

INSPECTIONS: Service ____ by ____

Service called in ____

Closing-in ____ by ____

PROGRESS INSPECTIONS: ____ / ____ / ____

CODE COMPLIANCE COMPLETED

DATE ____

DATE:	REMARKS:

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William and Carole Bornheimer

Address: 104 Eastern Promenade, EXXX Portland

LOCATION OF CONSTRUCTION 104 Eastern Promenade

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____ Interpretation Appeal

Est. Construction Cost: _____ Type of Use: ~~Space and Bulk Variance~~ for rear yard setbacks.

Past Use: _____

Building Dimensions L ___ W ___ Sq. Ft. ___ # Stories: ___ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment

_____ Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Stud Size _____ Spacing _____
2. [illegible] _____
3. [illegible] _____
4. [illegible] _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date January 9, 1989
Inside Fire Limits _____
Bldg Code _____
Time Limit _____
Estimated Cost _____
Value Structure _____
Fee $50.00

Subdivision: Yes / No
Name _____
Lot _____
Block _____
Permit Expiration: _____
Ownership: _____ Public
_____ Private

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes ___ No ___

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req.: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt _____ Special Exception _____
Other _____ (Explain) _____
Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____

1/9/89

White-Tax Assesor Yellow-GPCOG White Tag -CEO

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PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William and Carole Bornheimer

Address: 104 Eastern Promenade, ~~Xxxx~~ Portland

LOCATION OF CONSTRUCTION 104 Eastern Promenade

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: Single and 2 in Portland

Past Use: for rear yard setback

Building Dimensions L ___ W ___ Sq. Ft. ___ # Stories: ___ Lot Size: ___

Proposed Use: _____ Seasonal _____ Condominium _____ Apartment

Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type: _____ Weather Exposure _____
10. Masonary Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date January 9, 1989
Inside Fire Limits
Plbg Code
Time Limit
Estimated Cost
Value Structure
Fee $50.00

Subdivision: Yes / No
Name
Lot
Block
Permit Expiration:
Ownership: Public / Private

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes ___ No ___

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures 10 53

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req.: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use _____ Variance _____ Site Plan _____ Subdivision
Shore and Floodplain Mgmt _____ Special Exception _____
Other (Explain) _____
Date Approved _____

Approval expires 2/9/89

Permit Received By Nancy Grossman

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO

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PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William and Carole Scrabble

Address: 104 Eastern Promenade, #1 Portland

LOCATION OF CONSTRUCTION 104 Eastern Promenade

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: Space and Bulk Variance

Past Use: _____ Proposed Use: Two family dwelling

Building Dimensions L ___ W ___ Sq Ft ___ # Stories: ___ Lot Size: ___

Is Proposed Use: ___ Seasonal ___ Condominium ___ Apartment ___ Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type _____ Size: _____
6. Floor Sheathing Type _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Approx. completed

For Official Use Only

Date January 9, 1989 Subdivision: Yes / No

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Block _____

Estimated Cost _____ Permit Expiration: _____

Value Structure _____ Ownership: _____ Public _____ Private

Fee $50.00

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes ___ No ___

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures 00.00

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Plan _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other _____ (Explain) _____

Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO

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PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $_____
Subdivision Fee $_____
Site Plan Review Fee $_____
Other Fees $ 50.00
(Explain)_____
Late Fee $_____

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS

Signature of Applicant_____ **Date**_____

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Burnheimer — Applicant
July 31, 1987 — Date
108 Eastern Promenade 04101 — Mailing Address
1301 Eastern Promenade — Address of Proposed Site
2 Z units additional — Proposed Use of Site
3-C-8 — Site Identifier(s) from Assessors Maps
7,152sq.ft./ 2,500 sq. ft. — Acreage of Site / Ground Floor Coverage
R-6 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No
Board of Appeals Action Required: ( ) Yes ( ) No
Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 3
Total Floor Area 8550?

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

☐ Major Development — Requires Planning Board Approval: Review Initiated

☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													
APPROVED CONDITIONALLY													CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet If Necessary)

Maurice O'Meara 7/30/90
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

SITE PLAN PREVIOUSLY SENT AND PAID FOR

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW for 2 additional Condo Units only

Processing Form

William & Carole Fruchtman — Nov 18, 1985
Applicant — Date

7 Story Street, Cambridge, Mass. 02138 — 108 Eastern Prom.
Mailing Address — Address of Proposed Site

Condominiums (6) — 3-C-7
Proposed Use of Site — Site Identifier(s) from Assessors Maps

6 condo units 800 sq. feet — R-6
Acreage of Site / Ground Floor Coverage — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No — Proposed Number of Floors 3 plus basement

Board of Appeals Action Required: ( ) Yes ( ) No — Total Floor Area 3200 sq. ft. (approx.

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

☐ Major Development — Requires Planning Board Approval: Review Initiated

☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													
APPROVED CONDITIONALLY													CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Maura A. Thomas 7/30/90
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

Auditor's Copy

12.51

CIT ' OF PORTLAND, MAINE

Department of Building Inspection

Jan 15 1952

Received from Divine & Anne Brain 2 two

of the Thousand Three XX/100 Dollars $103.00

for permit to Install erect alter Finish Garage

move demolish

at 102 Dartmouth Street Est. Cost $ 700.00

8460

Inspector of Buildings

Per

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit can ot be granted the amount of the fee will be refunded upon return of the receipt less $5. or 10% whichever is greater.

georgia business forms, inc.

CITY OF PORTLAND, MAINE

FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION

P O BOX 344 I CANAL PLAZA
PORTLAND, MAINE 04112

PHONE
775-2451

CITY OF PORTLAND

Bornheimer Wm
& Co 1983 PR 2 OF

THANK YOU

YEAR 90
ACCOUNT NO. B54900
AUDIT NO 000149

ASSESSOR'S PLAN .....

PARTIAL PAYMENT #.....

This bill becomes a receipt when perforated "PAID." KEEP YOUR RECEIPT. The payment of this bill does not prevent the collection of previous unpaid taxes.

REAL

PERSONAL 20.85

INTEREST 1.57

COST

TOTAL $22.42

CITY OF PORTLAND, MAINE

FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION

P O BOX 344, I CANAL PLAZA
PORTLAND, MAINE 04112

PHONE
775-2451

CITY OF PORTLAND

Bornheimer Wm
& Co 1983 PR 2 OF

THANK YOU

YEAR 90
ACCOUNT NO. B54981
AUDIT NO 000124

ASSESSOR'S PLAN .....

PARTIAL PAYMENT #.....

This bill becomes a receipt when perforated "PAID." KEEP YOUR RECEIPT. The payment of this bill does not prevent the collection of previous unpaid taxes.

REAL

PERSONAL 31.21

INTEREST 4.29

COST

TOTAL $35.50

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Feb 13, 19 87

Receipt and Permit number D09075

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 108 Eastern Prom - 2 apts basement & 3rd floor

OWNER'S NAME: Bill Borneimer ADDRESS: lives there

		FEES
OUTLETS:		
Receptacles ___ Switches ___ Plugmold ___ ft. TOTAL 31-60		5.00
FIXTURES: (number of)		
Incandescent ___x__ Flourescent ___ (not strip) TOTAL 9		3.00
Strip Flourescent ___ ft.		
SERVICES: 2- 100 amp services		
Overhead _x_ Underground ___ Temporary___ TOTAL amperes ___		6.00
METERS: (number of) 2		1.00
MOTORS: (number of)		
Fractional ___		
1 HP or over ___		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) 2 (gas)		6.00
Electric (number of rooms) ___		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) ___		
Oil or Gas (by separate units) ___		
Electric Under 20 kws ___ Over 20 kws ___		
APPLIANCES: (number of)		
Ranges 2 / Water Heaters ___		
Cook Tops ___ / Disposals 2		
Wall Ovens ___ / Dishwashers 2		
Dryers 2 / Compactors ___		
Fans 2 / Others (denote) ___		
TOTAL 10		15.00
MISCELLANEOUS: (number of)		
Branch Panels ___		
Transformers ___		
Air Conditioners Central Unit ___		
Separate Units (windows) ___		
Signs 20 sq. ft. and under ___		
Over ___ sq. ft. ___		
Swimming Pools Above Ground ___		
In Ground ___		
Fire/Burglar Alarms Residential ___		
Commercial ___		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ___		
over 30 amps ___		
Circus, Fairs, etc. ___		
Alterations to wires ___		
Repairs after fire ___		
Emergency Lights, battery ___		
Emergency Generators ___		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (804-16.b)		
TOTAL AMOUNT DUE:		~~36.00~~
		36.00

INSPECTION:

Will be ready on ___, 19__; or Will Call xx

CONTRACTOR'S NAME: Pierre Turcotte

ADDRESS: RFD # 2 Box 605 Lisbon Falls

TEL.:

MASTER LICENSE NO.: 03865 SIGNATURE OF CONTRACTOR: Pierre Turcotte

LIMITED LICENSE NO.:

INSPECTOR'S COPY — WHITE

ELECTRICAL INSTALLATIONS —

Permit Number 09075

Location 168 Custer Ave

Owner Bill Ramsdell

Date of Permit 2/4/87

Final Inspection

By Inspector D. Wheeler

Permit Application Register Page No. 139

INSPECTIONS: Service 2-100 amp by Russo

Service called in 3/13/87

Closing-in 8/21/87 by Russo

PROGRESS INSPECTIONS: 3/3/87

8/21/87

9/21/87

CODE COMPLIANCE COMPLETED DATE

DATE:	REMARKS:
9/21/87	Meters may be placed Permanent & 3rd Pl.

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date October 26, 19 87
Receipt and Permit number _____

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 108 Eastern Promenad
OWNER'S NAME: Bjornheimer ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold ___ ft. TOTAL _____	
FIXTURES: (number of) Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES: Overhead X Underground _____ Temporary _____ TOTAL amperes 60	3.00
METERS: (number of) 1	.50
MOTORS: (number of) Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) 2	6.00
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	1.00
Branch Panels 1	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	10.50

INSPECTION:
Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Lightning Elec
ADDRESS: P.O. Box 875 Gray
TEL.: 774-3116
MASTER LICENSE NO.: 3507
LIMITED LICENSE NO.: _____
SIGNATURE OF CONTRACTOR: [signature]

INSPECTOR'S COPY — WHITE

ELECTRICAL INSTALLATIONS —

Permit Number 22477

Location 16 E Curtis Pkwy

Owner Rosenheim

Date of Permit 12/26/77

Final Inspection

By Inspector [illegible]

Permit Application Register Page No. 14

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: ____/____/____

____/____/____

____/____/____

____/____/____

____/____/____

____/____/____

____/____/____

CODE COMPLIANCE COMPLETED
DATE

DATE:	REMARKS:

Called 7-19-90 will send $26.00

STATE OF MAINE

TAX LIEN CERTIFICATE

I, DUANE G. KLINE, Director of Finance of the City of Portland in the County of Cumberland, 1990 taxes having been duly and legally assessed on the 1ST day of APR 1989 and having been duly and legally certified to me for collections by the Tax Assessor of said City of Portland on the 8TH day of AUGUST 1989, hereby certify that a TAX of $ 317.21 duly and legally assessed to real estate in said City of Portland and assessed against BORNHEIMER WILLIAM & as owner, said real estate being described as follows: 3-C 17-8-18 B31981
EASTERN PROM 104-112
7012 SF

together with interest of $ 9.29, which has been added to and becomes a part of said tax, making a total of $ 326.50 remains unpaid; that a lien is claimed on said real estate above described to secure the payment of said TAX has been made of the said BORNHEIMER WILLIAM & by me by my sending certified mail to his last known place of abode at * SEE BELOW on the 7TH day of MAY, 1990, a notice in writing signed by me stating the amount of said tax, describing the real estate on which said tax is assessed, alleging that a lien is claimed on said real estate to secure the payment of said tax, and demanding payment of said tax within thirty (30) days after mailing of said notice.

Additional Cost:

Filing, Recording and discharging Lien:	23.00
Certified Mail, true copies:	3.00
Total:	352.50

D. G. Kline

Director of Finance
City of Portland

DUANE G. KLINE

STATE OF MAINE

Cumberland, SS

Then personally appeared the above subscribed DUANE G. KLINE, Director of Finance and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

* BORNHEIMER WILLIAM &
CAROLE B JTS
108 EASTERN PROMENADE
PORTLAND, ME

Before me,

Margaret A. Geary

Justice of the Peace
Notary Public
MARGARET A. GEARY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 1, 1993

FOR THE TAX PERIOD BEGINNING JULY 1, 1989 AND ENDING JUNE 30, 1990

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart:
Block:
Lot:

Name of Owner: Bill & Carole Bombemi

Addr: 105 Eastern Promenade

Telephone No.: (w) 774 0022 (h) 354 8076

Name of Project: 105 Eastern Prom

No. of Units to be Converted: 4

No. of Units applying for: 4

No. of Units in Structure: 4

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds:

INSPECTION SERVICES USE ONLY

Approved By
Zoning Date:

No of units approved (circle) and date

Fire Dept:	1 others	2	3	4	5	6	7	8	9	10
Plumbing:	1 others	2	3	4	5	6	7	8	9	10
Elec.:	1 others	2	3	4	5	6	7	8	9	10
Bldg. & Housing	1 others	2	3	4	5	6	7	8	9	10
C of O.	1 others	2	3	4	5	6	7	8	9	10

Comments:

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart:
Block:
Lot:

Name of Owner: Eile & Carlo Bamkemi

Address: 108 Eastern Promenade

Telephone No.: (207) 879 0022 (617) 354 8076

Name of Project: 108 Eastern Prom

No. of Units to be Converted: 4

No. of Units applying for: 4

No. of Units in Structure: 4

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds:

INSPECTION SERVICES USE ONLY

Approved By
Zoning _____ Date: _____

	No of units approved (circle) and date								
Fire Dept: 1 others	2	3	4	5	6	7	8	9	10
Plumbing: 1 others		3	4	5	6	7	8	9	10
Elec.: 1 others	2	3	4	5	6	7	8	9	10
Bldg. & Housing 1 others	2	3	4	5	6	7	8	9	10
C. of O. 1 others	2	3	4	5	6	7	8	9	10

Comments:

Applicant: Bornheimer Wm & Carole Date: Feb 29, 1988

Address: 104-108 Eastern Prom

Assessors No.: 3-C-7

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6 Residence

Interior or corner lot - Corner

Use - Convert to 4 Condos

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 7,012 sq ft +/-

Building Area -

Area per Family - 1,500 sq ft per unit

Width of Lot -

Lot Frontage -

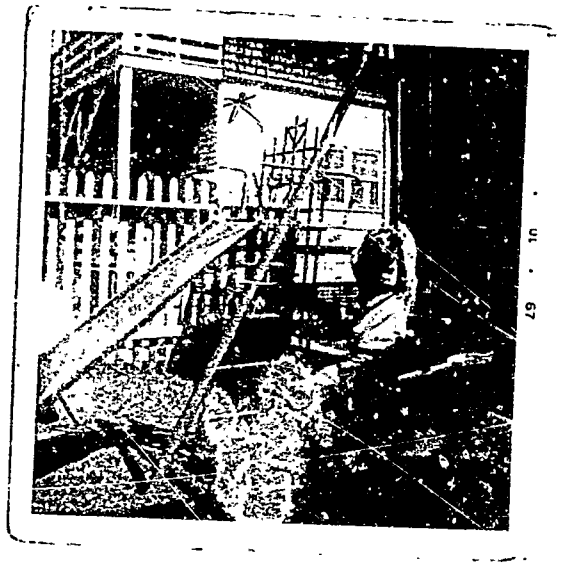
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zone -

Flood Plains -









BERNSTEIN, SHUR, SAWYER AND NELSON

COUNSELORS AT LAW

A Professional Corporation

100 Middle Street

P.O. Box 9729

Portland, Maine 04104-5029

(207) 774-1200

Telecopier 774-1127

Telecommunications 761-2974

Kennebunk Office
Post Road Center
Kennebunk, Maine 04043
207-985-7152

Augusta Office
2 Central Plaza
Augusta, Maine 04330
207-623-1[illegible]

Barnett I. Shur
Louis Bernstein
Counsel
Sumner T. Bernstein
Herbert H. Sawyer
Leonard M. Nelson
William W. Willard
Gregory A. Tselikis
F. Paul Frinsko
Peter J. Rubin
Alan R. Atkins
Richard P. LeBlanc
Eric F. Saunders

Gordon C. Ayer
Gordon F. Grimes
Philip H. Gleason
Geoffrey H. Hole
James H. Young II
Mary L. Schendel
John M.L. Paterson
Linda A. Monica
Charles E. Miller
Craig W. Friedrich
Lee K. Bragg
Christopher L. Vaniotis
Joyce A. Wheeler

Israel Bernstein (1890-1967)

Nathan H. Smith
Jeffrey T. Shedd
Janet E. Martinez
Peter A. Friedrichs
Robert H. Stier, Jr.*
James A. Hoole
Catherine A. Lee
Durward W. Pettengill
John L. Carpenter
Patrick J. Scully
Brenton B. Miller
Anthony E. Perkins
Catherine O'Connor

Ross A. Hugo-Vidal
Eric J. Goodwin
Maurice A. Bellinger III
Diane S. Kikacz
Kathleen M. Gilligan
Karen M. Burke
Nelson A. Toner
Dwight A. Howes
C. Wesley Crowell
Kate S. Debevoise
Melissa W. Norton

*Admitted Washington D.C., Maryland and Virginia

February 17, 1988

Building Inspector
City of Portland
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: 108 Eastern Promenade

Gentlemen:

Enclosed please find the completed application for Condominium Conversion Permit of William and Carole Bornheimer for property located at 108 Eastern Promenade, Portland. I have also enclosed this firm's check in the amount of $100.00 in payment of the permit application fee.

I understand that an inspection of the premises is required in order for the permit to issue. You should contact Mr. Bornheimer directly at 879-0022 to establish a mutually convenient time for the inspection.

Very truly yours,

Peter A. Friedrichs

PAF/gc
Enclosures
cc: William and Carole Bornheimer

430.169
18117001.005

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW for 2 additional Condo Units only

Processing Form

William & Carole Burnheimer — Nov 16, 1988
Applicant — Date

7 Story Street, Cambridge, Mass — Lot Western Prom.
Mailing Address — Address of Proposed Site

Condominiums (6)
Proposed Use of Site — Site Identifier(s) from Assessors Maps

6 condo units — 80) sq. feet — R-6
Acreage of Site / Ground Floor Coverage — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No — Proposed Number of Floors 3 plus basement
Board of Appeals Action Required: ( ) Yes ( ) No — Total Floor Area 5200 sq. ft. (appx.)
Planning Board Action Required: ( ) Yes ( ) No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Stephen K. Harris 7/23/90
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

SITE PLAN PREVIOUSLY SENT AND PAID FOR

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW for 2 additional Condo Units only

Processing Form

William & Carole Bornheimer — Nov 18, 1988
Applicant — Date

7 Story Street, Cambridge, Mass. 02138 — 108 Eastern Prom.
Mailing Address — Address of Proposed Site

Condominiums (6) — 3-C-7
Proposed Use of Site — Site Identifier(s) from Assessors Maps

6 condo units 800 sq. feet — R-6
Acreage of Site / Ground Floor Coverage — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No — Proposed Number of Floors 3 plus basement
Board of Appeals Action Required: ( ) Yes ( ) No — Total Floor Area 3200 sq. ft. (approx
Planning Board Action Required: ( ) Yes ( ) No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

☐ Use does NOT comply with Zoning Ordinance
☐ Requires Board of Appeals Action
☐ Requires Planning Board/City Council Action

Explanation _____

☑ Use complies with Zoning Ordinance — Staff Review Below

Zoning SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: OK with [illegible] 8-2-90

_____
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

SITE PLAN PREVIOUSLY SENT AND PAID FOR

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW for 2 additional Condo Units only

Processing Form

William & Carole Bornheimer — Applicant

Nov 18, 1988 — Date

7 Story Street, Cambridge, Mass. 02138 — Mailing Address

108 Eastern Prom. — Address of Proposed Site

Condominiums (6) — Proposed Use of Site

3-C-7 — Site Identifier(s) from Assessors Maps

6 condo units 800 sq. feet — Acreage of Site / Ground Floor Coverage

R-6 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Board of Appeals Action Required: ( ) Yes ( ) No

Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 3 plus basement

Total Floor Area 3200 sq. ft. (approx

Other Comments: _____

Date Dept. Review Due: _____

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) fro. Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors _____

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area _____

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

_____ (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓								
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

_____

_____

_____

(Attach Separate Sheet if Necessary)

William C. Johnson 1

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

Richard Hicks, 102 Hudson Francisco

Oscar K Frosling, 96 Columbia Road

Dwelling

$ 300.00

Description of Proposed Work

To construct 2nd story sleeper with stairway inside of first and second floors purchase (no rate) 6' x 20' rear of dwelling.

Permit issued with Stamp

Appeal sustained 2/22/41

Details of New Work Permit to owner

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ...

Height average grade to top of plate ... Height average grade to highest point of roof ...

Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...

Kind of foundation ... Thickness, top ... bottom ... cellar ...

Material of underpinning ... Height ... Thickness ...

Kind of roof ... Pitch ... Rise per foot ... Roof covering ...

Material of chimneys ... of lining ...

Lumber: Dressed or full size? dressed

Girders, sills, or lower beams? ...

Richard Hicks

Signature of Owner by: Richard Hicks

Approved: Albert J Evans

Superintendent of Buildings

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

108 Eastern Promenade

April 27, 1988

Carole and William Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

This office has rechecked the plan for your recent building permit to extend your building at the rear a minimum of three (3) feet toward the rear lot line. This plan as submitted did not show that there was any building extension involved as it appeared to be all an integral part of the existing building.

The City Zoning Ordinance for the R-6 Residence Zone in Section 14-139 (4) b requires a rear yard setback of twenty (20) feet. The stair tower as rebuilt encroaches an additional three (3) feet toward the rear lot line in further violation of the required rear yard setback.

Upon advice from the City's Corporation Counsel's Office, we are requesting that you file for a space and bulk variance appeal within one week from today or legal action will be taken by the City regarding this rear yard encroachment of the City Zoning requirements. A copy of this variance application is enclosed to assist you in applying for this variance request for consideration by the Board of Zoning Appeals.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

P 032 224 823

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Carole & Willi. Sonnheim	
Street and No. 108 Eastern Prom.	
P.O., State and ZIP Code Portland, ME 04101	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address, of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-446-014

Re: 108 East Prom. - Warren Turner

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

108 Eastern Promenade

April 27, 1988

Carole and William Bornheimer
108 Eastern Promenade
Portland, Maine 04101

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Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND
MEMORANDUM

TO: Warren J. Turner, Zoning Enforcement Officer

FROM: Natalie L. Burns, Associate Corporation Counsel NB

DATE: May 13, 1988

RE: 108 EASTERN PROMENADE - BORNHEIMER ADDITION

Yesterday I saw a copy of your letter of April 27, 1988 addressed to Carole and William Bornheimer advising them to file for a space and bulk variance for their completed enclosed stair tower. This issue has been raised several times by Mr. Bornheimer's neighbors; each time the City has maintained that this was not an extension and therefore did not require a variance since it remained within the original footprint.

In reviewing the file, I have been unable to find anything upon which the City could support an enforcement action in court. There are several photocopies of photographs, none of which have dates. It is impossible to determine from these photographs what the dimensions of the original porch were. In addition to these photographs, there is a sketch plan which alleges that three feet were added to the porch. This sketch plan is not drawn to scale and in fact was drawn for a City employee in a totally unrelated matter. The person who submitted this plan to your department has penciled in a dotted line alleging that there is a three foot extension to the porch. The sketch plan does not include dimensions of the original porch, making it impossible to determine that there has in fact been a three foot extension. For this reason this office will not pursue an enforcement action against Mr. Bornheimer and we recommend that you inform him that he does not need a variance.

Please contact me if you have any questions.

NLB/baj

cc: Joseph E. Gray Jr. Director of Planning and Urban Development
Sam Hoffses, Chief/Inspection Division
Marland Wing, Code Enforcement Officer
David A. Lourie, Corporation Counsel
Charles A. Lane, Associate Corporation Counsel
Maureen O'Meara, Planner

Applicant: Carole & Bill Bonacinder Date: Nov. 24, 1986

Address: 108 Eastern Prom

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6 Zone

Interior or corner lot - Corner Lot

Use - Change from 2 to 4 Families

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 5350 + 1662 = 7012 ± (Formerly Myerhaver)

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

O.K. for change from 2 to 4 apts if meets Fire & Bldg Code requirements.

W.D.H.

RENOVATION PLANS FOR RESIDENCE OF

CAROL AND WILLIAM BORNHEIMER

108 EASTERN PROMENADE

PORTLAND, MAINE

11 NOVEMBER 1986

E. M. Builders, General Contractor
P.O. Box 2188
South Portland, Maine

Telephone: (207) 767-3867

RECEIVED
NOV 2 1 1986
DEPT. OF BUILDING INSPECTIONS
CITY OF [illegible]

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Joseph E. Gray, Jr., Director, Planning & Urban Development DATE: December 7, 1987

FROM: Warren J. Turner, Zoning Enforcement Inspector Warren J. Turner

SUBJECT: Re 108 Eastern Promenade - Carole & Bill Bondheimer

At a meeting with Charles Lane of the Office of the Corporation Counsel at 9 A.M. this morning, it was determined that the matter of enclosing the rear stairways at 108 Eastern Promenade may have been allowed because it represents a replacement of rear porches in the same footprint with stairwells which are enclosed, but it does not increase the living space within the building.

Charles Lane was going to discuss this matter with the Corporation Counsel and advise us further regarding this matter. Since it does not increase the building except to substitute enclosed stairways for the area which was previously outside porches, there appears to be no increase in the building coverage for the subject building, which probably predates the Zoning Ordinance of 1958.

cc: Alexander Jaegerman, Chief Planner
Charles A. Lane, Associate Corporation Counsel
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer

108 Eastern Prom

PERMIT #____ | **PORTLAND BUILDING PERMIT APPLICATION** DATE 7/31/87

I. GENERAL INFORMATION

Location/address of construction 108 Eastern Promenade

1. Owner's name Bornheimer Tel. 879-0022

Address 108 Eastern Promenade 04101

2. Lessee's name _____ Tel. _____

Address _____

3. Contractor's name Steve Wood Tel. _____

Address South Portland, 04106

4. Is this a legally recorded lot? yes _____ no _____

II. DESCRIPTION OF WORK:

minor site plan review to construct 3 additional units to building to make 7 units

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____

IV. ZONE _____ Street frontage _____ Zoning board approval no ☐ yes ☐ date _____

Setbacks: front _____ back _____ side _____ side _____ Planning board approval no ☐ yes ☐ date _____

V. REVIEW REQUIRED: variance _____ other _____

site plan X subdivision _____ shore _____ floodplain mgmt _____

Number of off-street parking spaces. _____ enclosed _____ outdoors

VI. FEES:

base fee _____ other fees _____

subdivision fee _____ late fee _____

site plan review fee minor $300.00 pd. TOTAL _____

VII. DETAILS OF WORK

1. WATER SUPPLY: ☐ public ☐ private

2. SEWER: ☐ public ☐ private, type

3. HEAT: type fuel

4. FOUNDATION: type thickness footing

5. ROOF: type pitch covering load

6. PLUMBING SPRINKLER SYSTEM? yes ☐ no ☐

7. ELECTRICAL: service entrance size # smoke detectors

8. CHIMNEY: # flues material # fireplaces

9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____

10. If 1-story building w/masonry walls: wall thickness height

11. BEDROOM WINDOWS height width sill height egress window? yes ☐ no ☐

VIII. OFFICE USE:

TAX MAP # 3

LOT # C-8

VALUE/STRUCTURE _____

PERMIT EXPIRATION _____

IX. NEW/ OR PHASED SUBDIVISION REFERENCE

Name _____

Lot _____

Block _____

CODE If other, explain Seasonal Condominium Apartment

X PROPOSED USE: _____

XI. PAST USE: _____

XII. OWNERSHIP: _____ PUBLIC _____ PRIVATE

XIII. EST. CONSTRUCTION COST: 250,000

XIV. GR. SQ. FT. OF LOT BUILDING _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: BEDROOMS

	1 BDRM	2 BDRMS	3 BDRMS
# NEW DWELLING UNITS WITH:			
# EXISTING DWELLING UNITS WITH:			

XVI. # RESIDENTIAL UNITS:

NEW DWELLINGS _____

EXISTING DWELLINGS _____

TOTAL RESIDENTIAL UNITS _____

APPROVALS BY: DATE

BUILDING INSPECTION - PLAN EXAMINER _____

ZONING: _____

C.E.O. _____

FIRE DEPT. _____

MISCELLANEOUS

Will work require disturbing of any tree on a public street? _____

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical, and mechanicals.

District No. _____

XVII.

SIGNATURE OF APPLICANT Bill Bornheimer PHONE # 879-0022

TYPE NAME OF ABOVE Bill Bornheimer 1 2 3 4

White -GPCOG Green - Applicant Yellow -Assessor Pink -Office File Gold - Field Inspector

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart: _____
Block: _____
Lot: _____

Name of Owner: Bill & Carole Bondenmi

Address: 108 Eastern Promenade

Telephone No.: (207) 879 0022 (617) 354 8076

Name of Project: 108 Eastern Prom

No. of Units to be Converted: 4

No. of Units applying for: 4

No. of Units in Structure: 4

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: _____

INSPECTION SERVICES USE ONLY

Approved By
Zoning _____ Date: _____

No of units approved (circle) and date

Fire Dept: 1 others	2	3	4	5	6	7	8	9	10
Plumbing: 1 others	2	3	4	5	6	7	8	9	10
Elec.: 1 others	2	3	4	5	6	7	8	9	10
Bldg. & Housing 1 others	2	3	4	5	6	7	8	9	10
C. of O. 1 others	2	3	4	5	6	7	8	9	10

Comments:

CONDOMINIUM CONVERSION APPLICATION
PART III

PROJECT DATA:

1. Name of Project: 108 Eastin Ave

2. Assessor's Reference, (Chart-Block-Lot): _____

3. Number of units and rental rates before conversion:
(Please specify whether or not monthly rent includes utilities.)

	Number	Monthly Rent
a) One bedroom units.....	_____	_____
b) Two bedroom units.....	2	_____
c) Three or more bedroom units.....	2	_____

4. Number of units and purchase price after conversion:

	Number	Purchase Price
a) One bedroom units.....	_____	_____
b) Two bedroom units.....	_____	_____
c) Three or more bedroom units.....	_____	_____

5. Length of time building owned by applicant: 1 yr 3 months

6. Place a check in the spaces below if there has been or will be any building improvements, renovations, or modifications associated with this conversion which require any of the following permits:

_____Building Permit _____Plumbing Permit
_____Electrical Permit _____Heating Permit _____None

7. Specify the type and approximate cost of any building improvements associated with this conversion that do not require permits:

$_____Exterior walls, windows, doors, roof;

$_____Insulation;

$_____Interior cosmetic (e.g. wall or floor refinishing, etc.);

$_____Other (specify)_____;

_____None.

8. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy	1mo									
b) Age of head of household	21									
c) Number of children	0	0								
d) Number of persons ages 60 or over	0	0								
e) Will tenant purchase unit? (Yes/No)	No	No								
f) If not, was (or will) relocation payment (be) made? (Yes/No)	Lease	Lease								
g) If moving, check destination below:										
i) Same Neighborhood		Xmas								
ii) Elsewhere in Portland										
iii) Out of Portland										
iv) Unknown										

APPLICANT SIGNATURE: Bill Bonhemin DATE: 2-2-78

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart:
Block:
Lot:

Name of Owner: Bill & Carole Bonanni

Address: 108 Eastern Promenade

Telephone No.: (207) 879 0022 (617) 359 8076

Name of Project: 108 Eastern Prom

No. of Units to be Converted: 4

No. of Units applying for: 4

No. of Units in Structure: 4

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds:

INSPECTION SERVICES USE ONLY

Approved By
Zoning _____ Date: _____

No of units approved (circle) and date

Fire Dept: 1 others	2	3	4	5	6	7	8	9	10
Plumbing: 1 others	2	3	4	5	6	7	8	9	10
Elec.: 1 others	2	3	"	5	6	7	8	9	10
Bldg. & Housing 1 others	2	3			6	7	8	9	10
C. of O. 1 others	2	3	4	5	6	7	8	9	10

Comments:

PERMIT # _____ **CITY OF** Portland **BUILDING PERMIT APPLICATION** MAP #_____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Bill and Carole Bornheimer

Address: 108 Eastern Promenade Portland 879-0022

LOCATION OF CONSTRUCTION 108 Eastern Promenade

CONTRACTOR:_____ SUBCONTRACTORS:_____

ADDRESS:_____

Est. Construction Cost:_____ Type of Use: Multi-family

Past Use:_____

Building Dimensions L____W____ Sq. Ft.____ # Stories:____Lot Size:_____

Is Proposed Use:_____ Seasonal_____Condominium_____ Apartment

_____ Conversion - Explain Condo Conversion

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units_____ # Of New Dwelling Units_____

Foundation:

1. Type of Soil:_____
2. Set Backs - Front_____ Rear _____Sides) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Cirder Size: _____
3. Lally Column Spacing:_____ Size: _____
4. Joists Size:_____ Spacing 16" O.C.
5. Bridging Type:_____ Size: _____
6. Floor Sheathing Type:_____ Size:_____
7. Other Material:_____

Exterior Walls:

1. Studding Size_____ Spacing _____
2. No. windows _____
3. No. Doors_____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No._____
6. Corner Posts Size _____
7. Insulation Type_____ Size_____
8. Sheathing Type_____ Size_____
9. Siding Type_____ Weather Exposure_____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size_____ Spacing_____
2. Header Sizes_____ Span(s)_____
3. Wall Covering Type_____
4. Fire Wall if required_____
5. Other Materials_____

For Official Use Only

Date February 19, 1988
Inside Fire Limits_____
Bldg Code_____
Time Limit_____
Estimated Cost_____
Value/Structure_____
Fee_____

Subdivision: Yes / No
Name_____
Lot_____
Block_____
Permit Expiration:_____
Ownership: _____ Public
_____ Private

Ceiling:

1. Ceiling Joists Size:_____
2. Ceiling Strapping Size_____ Spacing _____
3. Type Ceilings:_____
4. Insulation Type _____ Size _____
5. Ceiling Height:_____

Roof:

1. Truss or Rafter Size_____ Span_____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type:_____ Number of Fire Places_____

Heating:

Type of Heat:_____

Electrical:

Service Entrance Size:_____ Smoke Detector Required Yes____No____

Plumbing:

1. Approval of soil test if required Yes_____ No_____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type:_____
2. Pool Size :_____ x _____ Square Footage_____
5. Must conform to National Electrical Code and State Law.

Zoning:

District R-6 Street Frontage Req.:_____ Provided _____
Required Setbacks: Front_____ Back _____ Side_____ Side_____

Review Required:

Zoning Board Approval: Yes_____ No_____ Date:_____
Planning Board Approval: Yes_____ No_____ Date:_____
Conditional Use:_____ Variance_____ Site Plan_____ Subdivision_____
Shore and Floodplain Mgmt._____ Special Exception_____
Other_____ (Explain)
Date Approved O.K. Walter Tuson Fee $25.00 2-22-1988

Permit Received By L. Benoit

Signature of Applicant_____ Date_____

Signature of CEO _____ Date_____

Inspection Dates_____

White-Tax Assesor Yellow-GPCOG White Tag -CEO

© Copyright GPCOG 1987

BUILDING PERMIT REPORT

DATE: Nov. 24, 1986

ADDRESS: 108 Easton Pawn

REASON FOR PERMIT: Change of Use (2 to 4 family)

BUILDING OWNER: Carole & Bill Bernheimer

CONTRACTOR: E. M. Beidelen

PERMIT APPLICANT Bill Bernheimer

APPROVED: _____ DENIED _____

CONDITION OF APPROVAL OR DENIAL:

1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.

2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.

4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 25 1966
City Of Portland

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 001694 .....

ZONING LOCATION ..... R-6 ..... PORTLAND, MAINE ... Nov. 21, 1966

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 108 Eastern Prom

1. Owner's name and address Carole & Bill Bornheimdr- same ..... Fire District #1 ☐ #2 ☐
2. Lessee's name and address ..... Telephone 879-0022
3. Contractor's name and address ...E. M. Builders - Box 2188 So. Port Telephone 767-3867

Proposed use of building ....4 family..... No. of sheets .....
Last use ...2 family..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing ....
Other buildings on same lot .....
Estimated contractural cost $..50,000...

FIELD INSPECTOR—Mr. .....
@ 775-5451

Appeal Fees	$ .....
Base Fee ch of use	....270.00..
Late Fee	.....25.00..
TOTAL	$ ..295.00.....

Change of use from 2 to 4 families
with new apts 1 in basement and 1 on
3rd floor, alterations, sturctural changes
as per plans. 1 sheet of plans.

send permit to # 1

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ....yes..... Is any electrical work involved in this work? ...yes...
Is connection to be made to public sewer? ...existing... If not, what is proposed for sewage? .....
Has septic tank notice been sent? ..... Form notice sent? .....
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ....., earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per foot ..... Roof covering .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....
On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....
Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: ..P.C. 2/9 11-21-66.....
BUILDING CODE: .....
Fire Dept.: James B. Collins, Chief
Health Dept.: .....
Others .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ...no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ..yes..

Signature of Applicant ..Bill Bornheim..... Phone # ...same.....
Type Name of above .....Bill Bornheimdr..... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other .....
ar... Address .....

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 30, 1990

Mr. William Bornheimer
7 Story Street
Cambridge, MA 02138

RE: 108 Eastern Promenade Site Plan Revisions

Dear Mr. Bornheimer:

This letter is to confirm the revision to the approved site plan for a 2-unit addition located at 108 Eastern Promenade. The approved revision includes:

1. Moving parking space #5 to eliminate a stacked packing space;
2. Expanding the width of building addition by 1' while maintaining a legal side-yard setback of 10'.
3. Creating a walkway from the Promenade sidewalk to the basement floor of the addition;
4. Establishing a walkway from the proposed elevator to the Promenade sidewalk;
5. Establishing a preservation plan for the fir tree as depicted on the approved plans.

The requirements of the original approval still apply. If you have any questions regarding the revision, please contact the planning staff at 874-8300, extension 8720.

Sincerely,

Joseph E. Gray, Jr., Director
Department of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Maureen O'Meara, Senior Planner
Steve Harris, Planning Engineer
P. Samuel Hoffses, Chief of Inspection Serv.
William Giroux, Zoning Inspection Officer
Jeff Tarling, City Arborist
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Approval Letter File

— Hoffees —

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to:

William Rothheimer
7 Story St
Cambridge, MA 02138

4. Article Number
P 792 156 624

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X Bill Rothheimer

6. Signature — Agent
X

7. Date of Delivery
MAR 12 1991

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Mar. 1987 ★ U.S.G.P.O. 1987-178-288 DOMESTIC RETURN RECEIPT

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

BOSTON, MA 021 6 PM 12 MAR 89

U.S. MAIL

PENALTY FOR PRIVATE USE, $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

City of Portland
389 Congress St. Rm 315
Portland, Me 04101

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

August 3, 1990

RE: 108 Eastern Promenade

William & Carole Bornheimer
7 Story Street
Cambridge, Mass. 02138

Dear Sir:

Your application to construct addition for 2 new condos has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Public Works Approved Harris 7/23/90
Planning Division Approved O'Meara 7/30/90
Fire Department Approved LT. Garroway
Inspection Division Approved W. Giroux.

Building & Fire Code Requirements

1. Please read and implement items 1, 3, 4, 5, 6, 7 and 9 of the attached building permit report.
2. 7'6" headroom must be obtained in habitable rooms; 6'8" headroom in all stairways.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Wallace Garroway, Fire Prevention Bureau
William Giroux, Zoning Codes Enforcement Officer
Paul Niehoff, Portland Public Works
Steve Harris, Portland Public Works

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

PARTMENT OF PLANNING & URBAN DEVELOPMENT

November 26, 1990

RE: 108 Eastern Promenade, Portland, ME.

Mr. Bill Bornheimer
7 Story Street
Cambridge, Mass. 02138

Dear Sir:

Your request for one(1), ninety(90) day extension for your building permit #900999 has been granted. Therefore, your building permit will be valid until May 4, 1991.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

PERMIT # 900995 / Boulos Moment Co / Comp Ed

CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

MAP 3 LOT# _____

Owner: William & Carole Bornheimer 617-354-8075

Address: 7 Story St. Cambridge, Mass. 02138 879-0022

LOCATION OF CONSTRUCTION 168 Eastern Promenade -

CONTRACTOR: Yankee House Right SUBCONTRACTORS:

ADDRESS:

Est. Construction Cost: 200,000 Type of Use: 2 condo units

Past Use: 4 condos

Building Dimensions L ___ W ___ Sq. F. ___ # Stories: ___ Lot Size: ___

Is Proposed Use: ___ Seasonal ___ Condominium ___ Apartment

Conversion - Explain ned addition for 2 new condos

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE per plans

Residential Buildings Only:

Of Dwelling Units 4 # Of New Dwelling Units 2

Foundation:

1. Type of Soil: ___
2. Set Backs - Front ___ Rear ___ Side(s) ___
3. Footings Size: ___
4. Foundation Size: ___
5. Other ___

Floor:

1. Sills Size: ___ Sills must be anchored.
2. Girder Size: ___
3. Lally Column Spacing: ___ Size: ___
4. Joists Size: ___ Spacing 16" O.C.
5. Bridging Type: ___ Size: ___
6. Floor Sheathing Type: ___ Size: ___
7. Other Material: ___

Exterior Walls:

1. Studding Size ___ Spacing ___
2. No. windows ___
3. No. Doors ___
4. Header Sizes ___ Span(s) ___
5. Bracing: Yes ___ No. ___
6. Corner Posts Size ___
7. Insulation Type ___ Size ___
8. Sheathing Type ___ Size ___
9. Siding Type ___ Weather Exposure ___
10. Masonry Materials ___
11. Metal Materials ___

Interior Walls:

1. Studding Size ___ Spacing ___
2. Header Sizes ___ Span(s) ___
3. Wall Covering Type ___
4. Fire Wall if required ___
5. Other Materials ___

For Official Use Only

Date November 18, 1988 Subdivision: Yes / No

Inside Fire Limits ___ Name ___

Bldg Code ___ Lot ___

Time Limit ___ Block ___

Estimated Cost $200,000 Permit PERMIT ISSUED

Value Structure ___ Certificate ___

Fee $1,020 ___ Private

NOV 3 1988

City Of Portland

Ceiling:

1. Ceiling Joists Size: ___
2. Ceiling Strapping Size ___ Spacing ___
3. Type Ceilings: ___
4. Insulation Type ___ Size ___
5. Ceiling Height: ___

Roof:

1. Truss or Rafter Size ___ Span ___
2. Sheathing Type ___ Size ___
3. Roof Covering Type ___
4. Other ___

Chimneys:

Type: ___ Number of Fire Places ___

Heating:

Type of Heat: ___

Electrical:

Service Entrance Size: ___ Smoke Detector Required Yes ___ No ___

Plumbing:

1. Approval of soil test if required 00.0Kol ___ No ___
2. No. of Tubs or Showers ___
3. No. of Flushes ___
4. No. of Lavatories ___
5. No. of Other Fixtures ___

Swimming Pools:

1. Type: ___
2. Pool Size ___ x ___ Square Footage ___
3. Must conform to National Electrical Code and State Law.

Zoning:

District R-4 Street Frontage Req.: ___ Provided ___

Required Setbacks: Front ___ Back ___ Side ___ Side ___

Review Required:

Zoning Board Approval: Yes ___ No ___ Date: ___

Planning Board Approval: Yes ___ No ___ Date: ___

Conditional Use: ___ Variance ___ Site Plan ___ Subdivision ___

Shore and Floodplain Mgmt ___ Special Exception ___

Other ___ (Explain) ___

OK Date Approved Feb 9, 1989

E. Latini

Permit Received By ___

Signature of Applicant [signature] Date: 11/3/88

~~Signature of CEO~~ [signature] Date: 11/3/88

PERMIT ISSUED WITH LETTER

Inspection Dates ___

88 81 -11 White-Tax Assesor Yellow-GPCOG White Tag -CEO

© Copyright GPCOG 1987

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $ 1020.00
Subdivision Fee $
Site Plan Review Fee $
Other Fees $
(Explain)
Late Fee $

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS as per plans (2 sets)

8-15 Contacted Tenant. He said Intends to vacate before foreclosure. Copy Fed Corp to the mortgage holder. Bonlos Property Mgmt is collecting rents. Pam Goddard

Signature of Applicant Bill Bowlennis **Date** 11-18-88

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date June 28, , 19 93
Receipt and Permit number AG48

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 108 Eastern Promenade

OWNER'S NAME: Maritime Property Mgt. ADDRESS: Portland

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) 1	
MOTORS: (number of)	1.00
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: MIN	15.00

INSPECTION:

Will be ready on 6/29/93, 19__; or Will Call _____

CONTRACTOR'S NAME: Frederick R. Greenier

ADDRESS: P.O. Box 1487 Portland, 04104

TEL.: 878-2917

MASTER LICENSE NO.: 14948

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Frederick R. Greenier

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

INSPECTIONS: Service 6-28-93 by JB

Service called in 11:30 AM

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

ELECTRICAL INSTALLATIONS

Permit Number 4948

Location 108 EASTbrook PROMENADE

Owner MARCUS Properties

Date of Permit 6-28-93

Final Inspection 6-28-93

By Inspector Joe Rue

Permit Application Register Page 66 Complete

DATE:	REMARKS:

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 17, 1995

MARITIME MANAGEMENT CORP
C/O TIMOTHY MCNAMARA
P O BOX 68
PORTLAND ME 04112

Re: 108 Eastern Promenade
CBL: 003- - C-007-001-01
DU: 4

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1.	EXT - LEFT/FRONT PORCH - SUPPORT COLUMN IS MISSING MORTAR	108.20
2.	EXT - LEFT/FRONT PORCH - ROOF HAS ROTTED TRIM MOLDING	108.10
3.	INT - BASEMENT - FRONT DOOR HAS AN ILLEGAL LOCKSET	108.30
4.	INT - 1ST FL; APT #2 - BATHROOM TUB IS MISSING GROUT	111.10
5.	INT - 2ND FL; APT #2 - LIVING ROOM WALL IS MISSING A THERMOSTAT COVER	114.30

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.